

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

310/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$469,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1101/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$533,000	07-May-25
601/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	-	23-Jan-25
G3/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$390,000	23-Jan-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 June 2025



**1101/93 FLEMINGTON ROAD
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price

^{RS}

\$533,000

Sold Date **07-May-25**

Distance **0.04km**



**601/93 FLEMINGTON ROAD
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price

- Sold Date **23-Jan-25**

Distance **0.04km**



**G3/83 FLEMINGTON ROAD NORTH
MELBOURNE VIC 3051**

2 1 -

Sold Price

\$390,000

Sold Date **23-Jan-25**

Distance **0km**



**129/23 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price

\$530,000

Sold Date **28-Jan-25**

Distance **0.28km**



**534/23 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price

\$560,000

Sold Date **20-Dec-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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